



DATE: April 20, 2015

APPROVED BY: Russell D. Schaedlich, Secretary

## MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

**March 31, 2015**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chair Zondag called the meeting to order at 5:31 p.m.

### ROLL CALL

The following members were present: Messrs. Bodnar (alt. for Adams), Martin (alt. for Troy), Morse, Schaedlich, Siegel, Webster (alt for Brotzman), Zondag and Ms. Hausch and Ms. Pesec. Legal Counsel present was Assistant Prosecutor Gianine Germano. Planning and Community Development Staff present were Mr. Radachy and Ms. Truesdell.

### MINUTES

Mr. Radachy quoted from page 7, paragraph 6 of the February 2015 minutes, "The Land Use and Zoning Committee recommended that the Developer provide the minimum side setbacks from foundation to foundation, having minimum frontage for the cul-de-sac lots..." Mr. Radachy said "foundation to foundation" is incorrect. The Land Use and Zoning Committee recommended "eve to eve" which is the recommendation this Board gave to Painesville Township Zoning. This needs to be corrected before the Minutes are accepted.

Ms. Hausch moved and Ms. Pesec seconded the motion to approve of the February 24, 2015 minutes with the correction.

Three voted "Aye".  
Six abstained.

### FINANCIAL REPORTS

Mr. Siegel moved and Mr. Martin seconded the motion to approve the February 2015 Financial Report.

All voted "Aye"

## PUBLIC COMMENT

There were no public comments.

## LEGAL REPORT

Ms. Germano said there were no legal issues to report.

## DIRECTOR'S REPORT

Mr. Radachy said himself, Mr. Schaedlich and Mr. Morse interviewed eight people during March and after all the interviews, Monica M. Jordan has been hired to fill the position of Planner 1. After the Commissioners sign off she can begin on a part-time basis. She will begin full time employment after she graduates from Cleveland State University in May with a degree in Urban Studies with a concentration in Urban and Regional Planning.

Mr. Radachy said that the 2015 Planning and Zoning Conference will be held June 5<sup>th</sup> in Youngstown this year. The featured speaker will be Jim Rokakis from the Thriving Community Institute of the Western Reserve Conservancy District. The topic will be "Land Banking and Surviving the Foreclosure Crisis."

## ANNOUNCEMENTS

There were no announcements.

## SUBDIVISION REVIEW

There were no subdivisions submitted for review.

## SUBDIVISION ACTIVITY REPORT

- Al Saari's Retirement - Mr. Radachy said that Albert Saari of the Utilities Engineering Department has retired and Randy Rothlisberger will be taking his place as the County's Sanitary Engineer. Mr. Rothlisberger works as Deputy Director of Water Systems for the County and as sanitary engineer and design engineer. He is also on the Madison Township Zoning Commission. Mr. Saari will be missed. He offered a great deal of information to the subdivision planning process.
- Lake Terrace Estates - Mr. Radachy said that there was discussion to make temporary cul-de-sacs permanent in Lake Terrace Estates in Painesville Township. This land is owned by Western Reserve Community Development and they want to make them permanent. Because they are on private property in a roadway easement, it is unsure who would repair them. They need to be in a permanent right-of-way.
- Orchard Springs Phase 2 - Mr. Radachy sent a letter to Victor Construction notifying them that Orchard Springs Phase 2 Subdivision Plat will expire at the end of April. We will probably see this next month.

## LAND USE AND ZONING REVIEW

### Painesville Township – Zoning District Amendment from B-2, General Retail and R-W, Single Family to I-1, Light Industrial

Mr. Radachy showed the zoning map done in 2003 showing the property as R-1 Single Family. The building has been in industrial use since 1964. After looking at the 1996 zoning map the property is zoned B-2 not R-1. He showed the corrected map as being zoned R-1 and B-2, not all R-1.

Mr. Radachy said that the 2007 Painesville Township Comprehensive Plan comments are:

LU-4-o5 Require industrial uses to be situated where negative impacts, such as traffic, noise, glare and pollution, will not harm nearby residential or commercial uses, or infrastructure intended to serve non-industrial uses.

Mr. Radachy said that staff made an error while converting the Painesville Township Zoning Map to digital from mylar. The lot has been shown as R-1 Single Family since 2003. The actual zoning district was B-2, General Retail. The Comprehensive Plan was based on the zoning map. The Building was built in 1964 and it has been used as industrial space since it was built. The adjacent property on Lake Shore is also zoned I-1 and is being used as industrial. If the property is rezoned, the new owners will be required to provide a 50-foot buffer to the adjacent residentially zoned land (except where there is an existing building).

The property has been used as industrial since 1964 and the I-1, Light Industrial District will give better protection for the adjacent residential land owners. It is located on Lake Shore Boulevard in Painesville Township near Grand River with Laketran to the southwest.

There was also an accessory use of retail in the 1980's. The zoning map has been incorrect since 2004 when the map was converted. The property is B-2 and the digital map converted from the mylar map was showing it as R-1. Staff discovered the error because of this zoning case and informed the Township so that they could inform the owner. The owner was given a chance to withdraw his application if the B-2 zoning would fulfill his needs but wants the property to be rezoned to I-1 as requested.

The property would be required to provide a 50-foot buffer between themselves and the R-1 adjacent to them. The 50-foot buffer would provide more protection than they are currently receiving from the B-2 District that exists. Staff and the Land Use and Zoning Committee recommended Painesville Township approve the district amendment because of this reason.

Mr. Martin moved and Mr. Morse seconded the motion to recommend approval of the Zoning District Amendment from B-2, General Retail and R-1, Single Family to I-1, Light Industrial in Painesville Township.

Seven voted "Aye".  
Two abstained.

## REPORTS OF SPECIAL COMMITTEES

Mr. Radachy said no special committees met this month.

## CORRESPONDENCE

There was no correspondence.

## OLD BUSINESS

Mr. Radachy said there was no old business.

## NEW BUSINESS

Mr. Radachy presented a resolution for Al Saari congratulating him on his retirement and thanking him for his due diligence on the subdivision review and comprehensive planning and zoning process.

### RESOLUTION OF APPRECIATION FOR ALBERT J. SAARI

**WHEREAS, Albert J. Saari, P.E.**, has served the Lake County Planning Commission with fortitude in the reviewing process of Lake County subdivision preliminary plans, final plats and improvement plans in his position as Sanitary Engineer of the Lake County Utilities Department since March 18, 1985.

**WHEREAS, Albert J. Saari, P.E.**, has been a dedicated public servant working to ensure improvements were installed properly in new subdivisions in the Lake County townships; and

**WHEREAS, Albert J. Saari, P.E.**, has assisted in updating the Lake County Subdivision Regulations; and

**WHEREAS, Albert J. Saari, P.E.**, was instrumental in the formation of preparing comprehensive plans created for various communities over the years by the Lake County Planning and Community Development staff; and

**BE IT FURTHER RESOLVED**, the Lake County Planning Commission recognizes Albert J. Saari, P.E., for his services in the subdivision review process, acknowledges all of the above, and wishes him a rewarding retirement from the Engineering Division of the Lake County Utilities Department after having 30 years of service with Lake County.

**ADOPTED BY:** The Lake County Planning Commission on this 31st day of March, 2015.

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Randy H. Zondag, *Chair*

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Richard J. Morse, *Vice Chair*

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Russell D. Schaedlich, *Secretary*

Ms. Pesec moved and Ms. Hausch seconded the motion to approve the Resolution of Appreciation for Al Saari.

All voted "Aye".

Mr. Radachy said staff realized that Ms. Hausch had her 30-year anniversary of service to the Planning Commission at her reappointment in August 2014. He thanked Ms. Hausch for her service and presented her with a Resolution of Appreciation for her thirty years of contributions to the Planning Commission. Her insights and constructive comments to the planning and zoning process drew a great deal of appreciation over the years.

RESOLUTION OF APPRECIATION FOR GERALDINE F. HAUSCH

**WHEREAS, Geraldine F. Hausch**, a resident of LeRoy Township, has served as a member in good standing on the Lake County Planning Commission (herein called the Commission) for 30 years from May 21, 1984 when she was appointed by the Board of Lake County Commissioners to fill the unexpired term of her predecessor and her first three-year term commencing on August 14, 1984 to the present time, and

**WHEREAS, Geraldine F. Hausch** has served as Chair on the Commission for three two-year periods in 1987 and 1988, 1997 and 1998 and 2012 and 2013 without partiality giving her attention to the concerns of the public and the other members of the Commission at every turn, and

**WHEREAS, Geraldine F. Hausch** has actively supported numerous comprehensive planning efforts at the regional, county, municipal, and township levels and also focused her concerns on subdivision development and community zoning regulations with a key interest in history and environmental resources as they applied through the Lake County Subdivision Regulations and the local community zoning regulations in a fair and consistent manner, and

**WHEREAS**, the members of the Lake County Planning Commission extend their appreciation for the time and effort she has provided and will provide as she continues her membership.

**NOW THEREFORE BE IT RESOLVED**, that Geraldine F. Hausch be acknowledged for serving as a member of the Lake County Planning Commission for 30 years and that this Resolution signify the members' appreciation.

**ADOPTED** by the Lake County Planning Commission on March 31, 2015.

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Randy H. Zondag, *Chair*

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Richard J. Morse, *Vice Chair*

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Russell D. Schaedlich, *Secretary*

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Siegel moved and Mr. Bodnar seconded the motion to adjourn the meeting.

All voted "Aye".

The meeting adjourned at 5:57 p.m.